

**PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on September 28, 2023**

The Regular Meeting was called to order by Chairwoman Visotcky at 7:03 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

ROLL CALL:

Mayor Richard Rigoglioso
Councilman, Romi Herrera
Chairwoman, Lou Ann Visotcky
James Clark
Michael Garcia
James Kovacs

Absent:

Costantino Conte
Caty Polanco
Antonino Randazzo

Others present were:

Rosemary Watkins, Esq., Attorney/Secretary of the Planning Board
Eileen Boland, Planning Board Engineer
Lyndsay Knight, Planning Board Planner
Sue Bischoff, Certified Court Reporter

(Flag Salute)

SUNSHINE LAW: Read by Chairwoman Lou Ann Visotcky
PUBLIC LAW 1975 CHAPTER 231 "OPEN PUBLIC MEETING ACT" PUBLIC
HEARING: December 22, 2022 Council Chambers, City Hall Commencing at 7:00 p.m.

Resolutions

- a. Resolution memorializing approval of application for Conditional Use Approval regarding Block 203.01, Lot 50, commonly known as 141 Lanza Avenue (Building 1, Unit #3), Garfield.

Motion to memorialize Resolution PB-10-2023 for Conditional Use Approval (141 Lanza Ave., Building 1, Unit #3).

Moved: Mayor Richard Rigoglioso
Second: James Clark

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky - Aye
James Clark - Aye
Michael Garcia – Aye
James Kovacs, Jr. - Aye
Motion Approved.

The Chairwoman asked for a motion to approve the Regular meeting minutes from the meeting held on July 27, 2023.

Motion to approve the Minutes of the Meeting held on July 27, 2023.

Moved: Mayor Richard Rigoglioso
Second: Michael Garcia

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky - Aye
James Clark – Aye
Michael Garcia – Aye
James Kovacs - Aye
Motion Approved.

Old Business

1. Continuation of hearing on application for Preliminary & Final Site Plan Approval with relief for deviations regarding Block 24.01, Lots 5.01, 8 & 10, commonly known as 67, 69, 73 & 77 Passaic Street, Garfield. Allyson Kasetta, Esq. appeared on behalf of the applicant.

Ms. Kasetta stated that Mr. DeMarco, the adjacent property owner's attorney would not be appearing before the Board. The property owner and the applicant are in negotiations.

Ms. Kasetta stated that the grass area will remain, and as an abundance of caution, the upper floors will be set back 3 ft. from the property line. This would slightly reduce the size of the units.

The Chairwoman asked for a motion to approve the application for Preliminary & Final Site Plan Approval with relief for deviations, including 3 ft. set back of the upper floors.

Motion to approve Preliminary & Final Site Plan Approval (67, 69, 73 & 77 Passaic St.)

Moved: Mayor Richard Rigoglioso
Second: Councilman Romi Herrera

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky - Aye
James Clark – Aye
Michael Garcia – Aye
James Kovacs - Aye
Motion Approved.

Motion to open the meeting to the public.

Moved: Councilman Romi Herrera
Second: James Kovacs

Mayor Richard Rigoglioso - Aye
Councilman Romi Herrera – Aye
Chairwoman Lou Ann Visotcky - Aye
James Clark - Aye
Michael Garcia – Aye
James Kovacs - Aye
Motion Approved.

The Chairwoman asked if anyone from the public wanted to come forward regarding this application.

The Chairwoman stated that no one from the public came forward.

Motion to close the public session.

Moved: James Kovacs
Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso - Aye
Councilman Romi Herrera – Aye
Chairwoman Lou Ann Visotcky - Aye
James Clark – Aye
Michael Garcia – Aye
James Kovacs – Aye
Motion Approved.

The Chairwoman asked for a motion to appoint the vacant Vice Chairperson position.

Motion to appoint Mayor Richard Rigoglioso as Vice Chairman.

Moved: Councilman Romi Herrera
Second: James Clark

Mayor Richard Rigoglioso - Aye
Councilman Romi Herrera – Aye
Chairwoman Lou Ann Visotcky - Aye
James Clark – Aye
Michael Garcia – Aye
James Kovacs – Aye
Motion Approved.

New Business

1. Courtesy review of the New Jersey Department of Education Schematic Design Submission for the construction of the New Elementary School (K-5), a New Jersey Schools Development Authority project.

The Board members voiced their concern about the lack of parking.

Ms. Boland stated that the plans do not indicate the number of stories for the building.

Mr. Kovacs stated that he did not see a fire lane on the plans. A minimum of a 20 ft. fire lane is required.

Mayor Rigoglioso stated that he did not see a drop-off lane on the plans and he feels it is a necessity.

Motion to open the meeting to the public.

Moved: Mayor Richard Rigoglioso
Second: Councilman Romi Herrera

Mayor Richard Rigoglioso - Aye
Councilman Romi Herrera – Aye
Chairwoman Lou Ann Visotcky - Aye
James Clark - Aye
Michael Garcia – Aye
James Kovacs - Aye
Motion Approved.

The Chairwoman asked if anyone from the public wanted to come forward regarding this application.

The Chairwoman stated that no one from the public came forward.

Motion to close the public session.

Moved: Councilman Romi Herrera
Second: Chairwoman Lou Ann Visotcky

Mayor Richard Rigoglioso - Aye
Councilman Romi Herrera – Aye
Chairwoman Lou Ann Visotcky - Aye
James Clark – Aye
Michael Garcia – Aye
James Kovacs – Aye
Motion Approved.

The Chairwoman asked for a motion to close the meeting.

Motion to close meeting.

Moved: Chairwoman Lou Ann Visotcky
Second: Councilman Romi Herrera

Mayor Richard Rigoglioso - Aye
Councilman Romi Herrera - Aye
Chairwoman, Lou Ann Visotcky - Aye
James Clark - Aye
Michael Garcia – Aye
James Kovacs – Aye
Motion Approved.

Respectfully submitted,

S/Rosemary Watkins

Rosemary Watkins
Planning Board Secretary

Approved at the meeting on November 30, 2023.

S/Rosemary Watkins
ROSEMARY WATKINS
Planning Board Secretary